

PB# 02-21

**Cavalari/Sawyer
(LLC)**

57-1-21.2 & 23.24

**TOWN OF NEW WINDSOR
PLANNING BOARD
APPROVED COPY**

DATE: 09-26-02

02-21
CAVALARI / SAWYER
BETHLEHEM ROAD

02-21

Map Number 225-02

Section 57 Block 1 Lot 23-24 City 21.2 Town 23-24 Village 23-24

New Windsor

Title: Cavalara and Sawyer

Dated: 6/5/02 Filed: Oct. 31, 2002

Approved by /

on /

Record Owner Sawyer, Marjorie

Cavalara, Agnes

DONNA L. BENSON
Orange County Clerk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/30/2002

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 2-21

NAME: CAVALARI/SAWYER LL CHG - PA2002-0496

APPLICANT: SAWYER, MARJORIE

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
09/26/2002	PLANS STAMPED	APPROVED
08/14/2002	P.B. APPEARANCE	LA:ND WVE PH APPR
	. NEED BULK TABLES ON PLAN - MAP SIGNED BY OWNERS	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/30/2002

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 2-21

NAME: CAVALARI/SAWYER LL CHG - PA2002-0496

APPLICANT: SAWYER, MARJORIE

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	07/23/2002	EAF SUBMITTED	07/22/2002	WITH APPLIC
ORIG	07/23/2002	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	07/23/2002	LEAD AGENCY DECLARED	08/14/2002	TOOK LA
ORIG	07/23/2002	DECLARATION (POS/NEG)	08/14/2002	DECL NEG DEC
ORIG	07/23/2002	SCHEDULE PUBLIC HEARING	/ /	
ORIG	07/23/2002	PUBLIC HEARING HELD	/ /	
ORIG	07/23/2002	WAIVE PUBLIC HEARING	08/14/2002	WAIVE PH
ORIG	07/23/2002	PRELIMINARY APPROVAL	/ /	
ORIG	07/23/2002		/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/14/2002

PAGE: 1

LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 2-21

NAME: CAVALARI/SAWYER LL CHG - PA2002-0496

APPLICANT: SAWYER, MARJORIE

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	07/23/2002	MUNICIPAL HIGHWAY	07/26/2002	APPROVED
ORIG	07/23/2002	MUNICIPAL WATER	07/24/2002	APPROVED
ORIG	07/23/2002	MUNICIPAL SEWER	/ /	
ORIG	07/23/2002	MUNICIPAL FIRE	07/25/2002	APPROVED
ORIG	07/23/2002	NYS DOT	/ /	

**Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611**

**RECEIPT
#831-2002**

09/18/2002

#02-21 Approval Fee

**Sawyer, Chester
81 Bethlehem Road
New Windsor, NY 12553**

**Received \$ 100.00 for Planning Board Fees on 09/18/2002. Thank you for
stopping by the Town Clerk's office.**

As always, it is our pleasure to serve you.

**Deborah Green
Town Clerk**

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/18/2002

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 2-21

NAME: CAVALARI/SAWYER LL CHG - PA2002-0496

APPLICANT: SAWYER, MARJORIE

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/22/2002	REC. CK. #5708	PAID		150.00	
08/14/2002	P.B. ATTY. FEE	CHG	35.00		
08/14/2002	P.B. MINUTES	CHG	18.00		
09/13/2002	P.B. ENGINEER	CHG	114.40		
09/16/2002	REC. CK. #5816	PAID		17.40	
		TOTAL:	167.40	167.40	0.00

9/18/02
L.R

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/18/2002

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 2-21

NAME: CAVALARI/SAWYER LL CHG - PA2002-0496

APPLICANT: SAWYER, MARJORIE

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/13/2002	LL CHG APPROVAL FEE	CHG	100.00		
09/16/2002	REC. CK. #5817	PAID		100.00	
		TOTAL:	100.00	100.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/16/2002

PAGE: 1

LISTING OF PLANNING BOARD **FEEs**
ESCROW

FOR PROJECT NUMBER: 2-21

NAME: CAVALARI/SAWYER LL CHG - PA2002-0496

APPLICANT: SAWYER, MARJORIE

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/22/2002	REC. CK. #5708	PAID		150.00	
08/14/2002	P.B. ATTY. FEE	CHG	35.00		
08/14/2002	P.B. MINUTES	CHG	18.00		
09/13/2002	P.B. ENGINEER	CHG	114.40		
			-----	-----	-----
		TOTAL:	167.40	150.00	17.40

Check #1

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/16/2002

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 2-21

NAME: CAVALARI/SAWYER LL CHG - PA2002-0496

APPLICANT: SAWYER, MARJORIE

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/13/2002	LL CHG APPROVAL FEE	CHG	100.00		
			-----	-----	-----
		TOTAL:	100.00	0.00	100.00

Check #2

AS OF: 09/13/2002

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 2- 21

FOR WORK DONE PRIOR TO: 09/13/2002

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	-----DOLLARS-----			
								TIME	EXP.	BILLED	BALANCE
2-21	209082	06/05/02	TIME	MJE	WS SAWYER/SAVALARI L/L	88.00	0.40	35.20			
2-21	216680	08/13/02	TIME	MJE	MC SAWYER L/L	88.00	0.50	44.00			
TASK TOTAL								79.20	0.00	0.00	79.20
GRAND TOTAL								79.20	0.00	0.00	79.20

9/13/02

9/13/02 x 35.20
114.40

OK

once
bulk table on
plan
mm to ck.
Oaks

LOT LINE CHANGE FEES - TOWN OF NEW WINDSOR

APPLICATION (INCL. LOT LINE CHANGE):

LOT LINE CHANGE APPLICATION FEE

~~\$ 50.00~~

ESCROW (\$150.00 - \$400.00)

~~\$~~

APPROVAL FEES: (LOT LINE CHANGE)

PRE-PRELIMINARY PLAT APPROVAL.....\$ 25.00

PRELIMINARY PLAT APPROVAL..... 25.00

FINAL APPROVAL..... 50.00

TOTAL APPROVAL FEES L.L.CHG.....\$100.00

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES:\$ _____

PLANNING BOARD ATTORNEY FEES:\$ _____

MINUTES OF MEETINGS\$ _____

OTHER\$ _____

TOTAL TO BE DEDUCTED FROM ESCROW: \$ _____

REGULAR ITEMS:

SAWYER/CAVALARI LOT LINE CHANGE (02-21)

Mr. Sawyer appeared before the board for this proposal.

MR. PETRO: Application proposes simple lot line, well, should be lot line change between two adjoining parcels. If I understand the application correctly, the lot line between the Cavalari and Sawyer properties is being reassigned lined to be more perpendicular with Bethlehem Road with an even swap .07. The issues, the only bulk issues appear to be the frontage for the Sawyer lot which is reduced since the parcel is large and has frontage to the south, it may not be a problem, but a bulk table should be provided. This can be a condition of approval. Planning board may wish to assume the position of lead agency. I will do that now. Motion please.

MR. ARGENIO: So moved.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the Cavalari/Sawyer lot line on Bethlehem Road. Is there any further discussion? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. PETRO	AYE

MR. PETRO: I guess Mr. Sawyer, if you want to add anything to all that?

MR. SAWYER: Thank you.

MR. PETRO: That was sort of like an introduction, I guess.

MR. SAWYER: That's perfectly all right and we

appreciate your cooperation, thanks.

MR. PETRO: Do you want to say anything about the application? We're not done yet.

MR. SAWYER: I'm not done yet, I'm sorry, I beg your pardon, I misunderstood the previous motion. This is a similar lot line change which increases our opening up to Bethlehem Road and our right-of-way to the minimum. If we ever decide that we want to use this land and use this as an either entry or egress to or from the property, you see the existing major, I think probably have to refer to the engineer, but I believe, it's around 42 feet and we have to have as you know a minimum of 50 feet for a legal right-of-way, so we have the access up on the road and we have a shortage of opening on the bottom and we figured that we'd like to get a little bit more than 50 feet on the bottom because there's sort of a grade and if that were ever filled, the overflow of the fill might spread out to more than 50 feet so this is why we increased it at the bottom more than it is at the top. It really would have no affect on anyone that we know of, except the two landowners and the lot line change does provide for equal square footage in each case, so we don't see where there should be any objections to our doing this.

MR. PETRO: Erik, the bulk table is not on the plan yet, right, so we have to have that.

MR. DENEGA: Yes, I think that was a condition, it says according to Mark's comment bulk tables should be provided. It can be a condition of approval so according to the plan that Mark has there's no bulk table.

MR. PETRO: Planning board should determine if a public hearing will be necessary for this minor subdivision in a form of a lot line change. Gentlemen, I think this is very minor in nature.

MR. BRESNAN: I make a motion we waive the public hearing for the Cavalari/Sawyer lot line change.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive the public hearing under its discretionary judgment for the Cavalari/Sawyer lot line change on Bethlehem Road. Is there any further discussion? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. PETRO	AYE

MR. PETRO: Motion for negative declaration.

MR. ARGENIO: So moved.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec under the SEQRA process for the Cavalari/Sawyer lot line change on Bethlehem Road. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. PETRO	AYE

MR. PETRO: Anything else?

MR. DENEGA: No.

MR. PETRO: This looks very, very straightforward, looks like they're improving a problem here, everybody seems to be in agreement. I don't see any reason for this board not to do a final approval subject to the bulk table being implemented on the plan before it's stamped. In the meantime, Mr. Sawyer doesn't have to come back here again, not that you can't come back here again, but something else you want to do with that.

You don't have anything else?

MR. DENEGA: No.

MR. BABCOCK: No.

MR. PETRO: Motion?

MR. ARGENIO: Motion for final approval subject to what the Chairman just read into the minutes.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Cavalari/Sawyer lot line change on Bethlehem Road, subject to a required bulk table being implemented on the plan by Spectra Engineering, PC and you agree to do that before the final plan is stamped? Other than that, that's it. Any further comments from any of the members?

MR. KARNAVEZOS: Just noticed says we the undersigned that would have to be signed prior to approval or no on the print?

MR. PETRO: Yes, both property owners.

MR. KARNAVEZOS: Okay.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. PETRO	AYE



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

□ Main Office
33 Airport Center Drive
Suite #202
New Windsor, New York 12553
(845) 567-3100
e-mail: mheny@mhepc.com

□ Regional Office
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhepa@mhepc.com

Writer's E-mail Address:
mje@mhepc.com

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

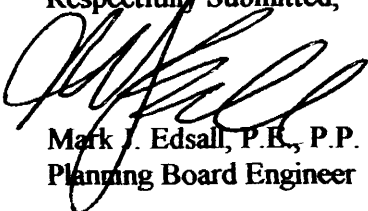
PROJECT NAME: CAVALARI – SAWYER LOT LINE CHANGE
PROJECT LOCATION: BETHLEHEM ROAD
SECTION 57 – BLOCK 1 – LOT 21.2 and 23.24
PROJECT NUMBER: 02-21
DATE: 14 AUGUST 2002
DESCRIPTION: THE APPLICATION PROPOSES A SIMPLE LOT LINE BETWEEN TWO ADJOINING PARCELS.

1. If I understand the application correctly, the lot line between the Cavalari and Sawyer properties is being realigned to be more perpendicular to Bethlehem Road, with an even swap of 0.037 acres.

The only “bulk” issue appears to be the frontage for the Sawyer lot, which is being reduced. Since the parcel is large, and also has frontage to the south, it may not be a problem, but a bulk table should be provided (this could be a condition of approval).

2. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.
3. The Planning Board should determine if a Public Hearing will be necessary for this minor subdivision (in form of lot line change), or if same can be waived per Paragraph 4.B of the Subdivision Regulations.
4. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA, and make a determination regarding environmental significance.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/15/2002

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 2-21

NAME: CAVALARI/SAWYER LL CHG - PA2002-0496

APPLICANT: SAWYER, MARJORIE

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	07/23/2002	EAF SUBMITTED	07/22/2002	WITH APPLIC
ORIG	07/23/2002	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	07/23/2002	LEAD AGENCY DECLARED	08/14/2002	TOOK LA
ORIG	07/23/2002	DECLARATION (POS/NEG)	08/14/2002	DECL NEG DEC
ORIG	07/23/2002	SCHEDULE PUBLIC HEARING	/ /	
ORIG	07/23/2002	PUBLIC HEARING HELD	/ /	
ORIG	07/23/2002	WAIVE PUBLIC HEARING	08/14/2002	WAIVE PH
ORIG	07/23/2002	PRELIMINARY APPROVAL	/ /	
ORIG	07/23/2002		/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/15/2002

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
O [Disap, Appr]

FOR PROJECT NUMBER: 2-21

NAME: CAVALARI/SAWYER LL CHG - PA2002-0496

APPLICANT: SAWYER, MARJORIE

--DATE-- MEETING-PURPOSE-----ACTION-TAKEN-----

08/14/2002 P.B. APPEARANCE LA:ND WVE PH APPR
. NEED BULK TABLES ON PLAN - MAP SIGNED BY OWNERS

RESULTS OF P.B. MEETING OF: *August 14, 2002*

PROJECT: Sawyer / Cavalieri L.L.Chy P.B.# 02-21

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y___ N___

M) A S) B VOTE: A 4 N 0

2. TAKE LEAD AGENCY: Y ☒ N ☐

CARRIED: YES ☒ NO ☐

M) A S) B VOTE: A 4 N O

CARRIED: YES ☐ NO ☒

WAIVE PUBLIC HEARING: M) A S) B VOTE: A 4 N 0 WAIVED: Y ✓ N

SCHEDULE P.H. Y N ✓

SEND TO O.C. PLANNING: Y

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M) S) VOTE: A N

RETURN TO WORK SHOP: YES___ NO___

APPROVAL:

M) A S) B VOTE: A 4 N 0 APPROVED: 8-14-02

M) S) VOTE: A N APPROVED CONDITIONALLY:

NEED NEW PLANS: Y___ N___

DISCUSSION/APPROVAL CONDITIONS:

Need Bulk Tables on Plax
Map signed by owners

**Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611**

**RECEIPT
#667-2002**

07/23/2002

**Sawyer, Chester
81 Bethlehem Road
New Windsor, NY 12553**

**Received \$ 50.00 for Planning Board Fees on 07/23/2002. Thank you for
stopping by the Town Clerk's office.**

As always, it is our pleasure to serve you.

**Deborah Green
Town Clerk**

PB# 02-21 application fee

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/23/2002

PAGE: 1

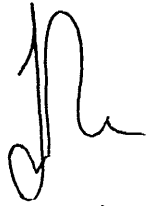
LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 2-21

NAME: CAVALARI/SAWYER LL CHG - PA2002-0496

APPLICANT: SAWYER, MARJORIE

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/22/2002	REC. CK. #5708	PAID		150.00	
		TOTAL:	0.00	150.00	-150.00


7/23/02

INTER-OFFICE CORRESPONDENCE

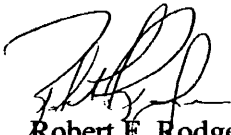
TO: Town Planning Board
FROM: Town Fire Inspector
SUBJECT: Cavalari & Sawyer Lot Line Change
DATE: 25 July 2002

Planning Board Reference Number: PB-02-21
Dated: 25 July 2002
Fire Prevention Reference Number: FPS-02-047

A review of the above referenced subject lot line change was conducted on 23 July 2002.

This lot line change is acceptable.

Plans Dated: 5 June 2002


Robert F. Rodgers

✓



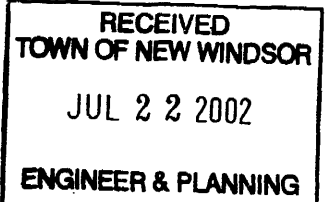
Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET

TO: ☐ FIRE INSPECTOR, ☒ WATER DEPT.,
☐ SEWER DEPT., ☐ HIGHWAY DEPT.



P.B. FILE # **02-21** DATE RECEIVED:

PLEASE RETURN COMPLETED FORM TO MYRA BY: 8-12-02

THE MAPS AND/OR PLANS FOR:

Cavalari / Sawyer
Applicant or Project Name

SITE PLAN ☐, SUBDIVISION ☐, LOT LINE CHANGE ☒, SPECIAL PERMIT ☐

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☒ APPROVED:

Notes: There is no Town Water on Bethel rd.

☒ DISAPPROVED:

Notes:

Signature: [Signature] 7-24-02
Reviewed by: Date



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

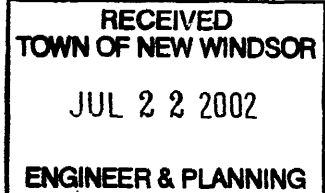
PROJECT REVIEW SHEET

RECEIVED

JUL 23 2002

N.W. HIGHWAY DEPT.

TO: ☐ FIRE INSPECTOR, ☐ WATER DEPT.,
☐ SEWER DEPT., ☒ HIGHWAY DEPT.



P.B. FILE # **02-21** DATE RECEIVED:

PLEASE RETURN COMPLETED FORM TO MYRA BY: 8-12-02

THE MAPS AND/OR PLANS FOR:

Cavalari / Sawyer
Applicant or Project Name

SITE PLAN ☐, SUBDIVISION ☐, LOT LINE CHANGE ☒, SPECIAL PERMIT ☐

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☒ APPROVED:

Notes: _____

☐ DISAPPROVED:

Notes: _____

Signature: [Signature]

Reviewed by:

Date 7/26/02



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

☐ Main Office
33 Airport Center Drive
Suite #202
New Windsor, New York 12553
(845) 567-3100
e-mail: mheny@att.net

☐ Regional Office
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhpa@ptd.net

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN / VILLAGE OF:

New Windsor

P/B APP. NO.:

02-21

WORK SESSION DATE:

6-5-02

PROJECT: NEW X OLD

REAPPEARANCE AT W/S REQUESTED:

No

RESUB. REQ'D: Full App

PROJECT NAME:

Sawyer/Cavalari Yc

REPRESENTATIVES PRESENT:

Carney Rhinevault, Spectra Engineers

MUNICIPAL REPS PRESENT:

BLDG INSP.
ENGINEER X
P/B CHMN

FIRE INSP. Bob
PLANNER
OTHER

ITEMS DISCUSSED:

STND CHECKLIST:

DRAINAGE

DUMPSTER

SCREENING

LIGHTING

(Streetlights)

LANDSCAPING

BLACKTOP

ROADWAYS

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (914) 563-4615
Fax: (914) 563-4693

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Change ☒ Site Plan _____ Special Permit _____

Tax Map Designation: Sec. 57 Block 1 Lot 21.2 (Cavalari)
57 1 23.24 (Sawyer)

BUILDING DEPARTMENT REFERRAL NUMBER PA2002-0496

1. Name of Project Lot Line Change between lands of Cavalari and Sawyer

2. Owner of Record Agnes E. Cavalari Phone 564-6775

Address: 89 BETHLEHEM RD. NEW WINDSOR N.Y. 12553
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant Marjorie Sawyer Phone 564-6545

Address: 81 BETHLEHEM RD. NEW WINDSOR N.Y. 12553
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan Spectra Engineering Phone (845) 454-9440

Address: 321 Main Street Poughkeepsie NY 12601
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney _____ Phone _____

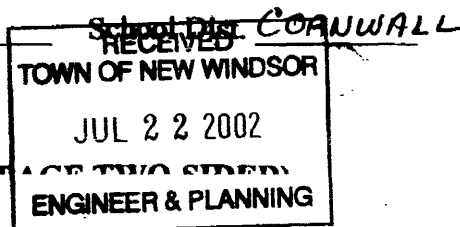
Address _____
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:
Marjorie or Chester Sawyer 564-6545
(Name) (Phone)

7. Project Location: On the West side of Bethlehem Road _____ feet
(Direction) (Street) (No.)
_____ of _____
(Direction) (Street)

8. Project Data: Acreage 1.9 AC Zone R-1

PAGE 1 OF 2



02-21

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes ☒ No ☐

***This information can be verified in the Assessor's Office.**

***If you answer yes to question 9, please complete the attached AAgricultural Data Statement.**

10. Description of Project: (Use, Size, Number of Lots, etc.) LOT LINE CHANGE

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes ☐ no ☒

12. Has a Special Permit previously been granted for this property? yes ☐ no ☒

ACKNOWLEDGMENT:

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

1st DAY OF JULY 19 2002

Christine Sawyer
NOTARY PUBLIC

Notary Public, State of New York
County of Orange
Commission Expires 11-30-02

Agnes E. Cavallari
APPLICANT'S SIGNATURE

AGNES E CAVALARI
MARTORIE SAWYER
Please Print Applicant's Name as Signed

TOWN OF NEW WINDSOR
JUL 22 2002
DATE APPLICATION RECEIVED
ENGINEER & PLANNING

02-21

APPLICATION NUMBER

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

AGNES E. CAVALARI, deposes and says that he resides
(OWNER)

at 89 BETHLEHEM ROAD, NEW WINDSOR, NY in the County of ORANGE
(OWNER'S ADDRESS)

and State of NEW YORK and that he is the owner of property tax map

(Sec. 57 Block 1 Lot 21.2)
designation number (Sec. Block Lot) which is the premises described in
LOT LINE CHANGE
the foregoing application and that he authorizes:

MARTORIE SAWYER, 81 BETHLEHEM RD, NEW WINDSOR
(Applicant Name & Address, if different from owner)

SPECTRA ENGINEERING, 321 MAIN ST, POK, N.Y. 12601
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: 07/18/02

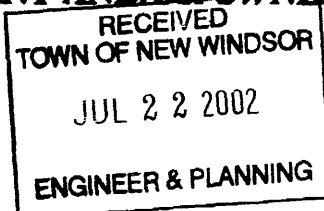
Martorie Sawyer
Witness' Signature

Agnes E. Cavalari
Owner's Signature

Applicant's Signature if different than owner

Representative's Signature

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED TO
REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**



02-21

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

MARJORIE SAWYER, deposes and says that he resides
(OWNER)

at 81 BETHLEHEM ROAD, NEW WINDSOR, NY in the County of ORANGE
(OWNER'S ADDRESS)

and State of NEW YORK and that he is the owner of property tax map

(Sec. 57 Block 1 Lot 21.2)
designation number (Sec. 57 Block 1 Lot 23, 24) which is the premises described in

the foregoing application and that he authorizes:

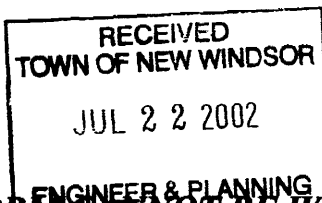
(Applicant Name & Address, if different from owner)

SPECTRA ENGINEERING, 321 MAIN ST, POK, NY 12601
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: 07/09/02

Robert E. Cole
Witness' Signature



Marjorie Sawyer
Owner's Signature

Applicant's Signature if different than owner

Representative's Signature


**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED TO
REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**

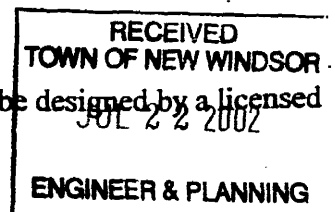
02-21

TOWN OF NEW WINDSOR PLANNING BOARD SUBDIVISION/LOT LINE CHANGE CHECKLIST

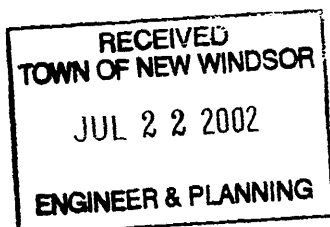
The following checklist items shall be incorporated on the Subdivision Plan prior to consideration for being placed on the Planning Board Agenda:

1. ✓ Name and address of Applicant.
- * 2. ✓ Name and address of Owner.
3. ✓ Subdivision name and location
4. ✓ Provide 4" wide X 2" high box **(IN THE LOWEST RIGHT CORNER OF THE PLAN)** for use by Planning Board in affixing Stamp of Approval **(ON ALL PAGES OF SUBDIVISION PLAN)**

SAMPLE: 
5. ✓ Tax Map Data (Section, Block & Lot).
6. NA Location Map at a scale of 1" = 2,000 ft.
7. R-1 Zoning table showing what is required in the particular zone and what applicant proposing.
8. NA Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
9. ✓ Date of plat preparation and/or date of any plat revisions.
10. ✓ Scale the plat is drawn to and North arrow.
11. ✓ Designation (in title) if submitted as sketch plan, preliminary plan or final plan.
12. ✓ Surveyor's certificate.
13. ✓ Surveyor's seal and signature.
14. ✓ Name of adjoining owners.
15. NA Wetlands and 100 foot buffer zone with an appropriate note regarding DEC requirements.
- * 16. NA Flood land boundaries.
17. NA A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
18. ✓ Final metes and bounds.



19. ✓ Nam d width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.
20. ✓ Include existing or proposed easements.
21. NA Right-of-way widths.
22. NA Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
23. ✓ Lot area (in square feet for each lot less than 2 acres).
24. NA Number the lots including residual lot.
25. NA Show any existing waterways.
- *26. NA A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
27. ✓ Applicable note pertaining to owners review and concurrence with plat together with owners signature.
28. NA Show any existing or proposed improvements, i.e., drainage systems, water lines, sewer lines, etc. (including location, size and depths).
29. ✓ Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.
30. ✓ Show all and proposed on-site A septic system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
31. NA Provide A septic system design notes as required by the Town of New Windsor.
32. ✓ Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
33. NA Indicate percentage and direction of grade.
34. ✓ Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
35. NA Indicate location of street or area lighting (if required).



REFERRING TO QUESTION 9 ON THE APPLICATION FORM, AIS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

36. NA Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
37. ✓ A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

APrior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY: Ryan A. Martin 6/10/02
Licensed Professional Date
SPECTRA ENGINEERING
321 MAIN STREET
POUGHKEEPSIE, N.Y. 12601

IF APPLICABLE "XX"

**This form to be completed only if you answer "yes" to question #9 on the application form.

AGRICULTURAL DATA STATEMENT

1. Name and Address of Applicant:

MARJORIE SAWYER, 81 BETHLEHEM ROAD,
NEW WINDSOR, NY 12553

2. Description of proposed project and its locations:

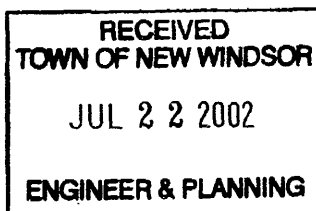
LOT LINE CHANGE BETWEEN SAWYER AND
CAVALARI PROPERTIES ON BETHLEHEM ROAD.

3. Name and address of any owner of land within the Agricultural District:

4. Name and address of any owner of land containing farm operations located within 500 feet of the boundary of the subject property.

ANTHONY KROLL, 141 BETHLEHEM ROAD,
NEW WINDSOR, NY 12553 (57-1-9.2)

5. A map is submitted herewith showing the site of the proposed project relative to the location of farm operations identified in this statement.



02-21

IF APPLICABLE "XX"

**This form to be completed only if you answer "yes" to question #9 on the application form.

AGRICULTURAL DATA STATEMENT

1. Name and Address of Applicant:

MARJORIE SAWYER, 81 BETHLEHEM ROAD
NEW WINDSOR, N.Y. 12553

2. Description of proposed project and its locations:

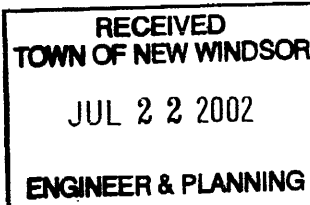
LOT LINE CHANGE BETWEEN SAWYER AND
CAVALARI PROPERTIES ON BETHLEHEM ROAD

3. Name and address of any owner of land within the Agricultural District:

4. Name and address of any owner of land containing farm operations located within 500 feet of the boundary of the subject property.

HAROLD BAXTER JR., 505 JACKSON AVENUE,
NEW WINDSOR, N.Y. 12553 (57-1-7 AND 57-1-8.4)

5. A map is submitted herewith showing the site of the proposed project relative to the location of farm operations identified in this statement.



02-21

IF APPLICABLE "XX"

**This form to be completed only if you answer "yes" to question #9 on the application form.

AGRICULTURAL DATA STATEMENT

1. Name and Address of Applicant:

MARJORIE SAWYER, 81 BETHLEHEM ROAD,
NEW WINDSOR, NY 12553

2. Description of proposed project and its locations:

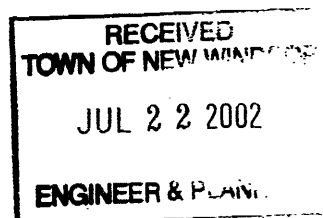
LOT LINE CHANGE BETWEEN SAWYER AND
CAVALARI PROPERTIES ON BETHLEHEM ROAD.

3. Name and address of any owner of land within the Agricultural District:

4. Name and address of any owner of land containing farm operations located within 500 feet of the boundary of the subject property.

RICHARD AND AMELIA SHAFFER, 375 JACKSON
AVENUE, NEW WINDSOR, NY. 12553 (57-1-37)

5. A map is submitted herewith showing the site of the proposed project relative to the location of farm operations identified in this statement.



02-21

PROJECT I.D. NUMBER

617.21

SEQR

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR MARJORIE SAWYER	2. PROJECT NAME LOT LINE CHANGE LANDS OF CAVALARI & SAWYER
3. PROJECT LOCATION: Municipality TOWN OF NEW WINDSOR County ORANGE	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) 81 AND 89 BETHLEHEM ROAD.	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: SWAP 2 TRIANGLES OF LAND 0.037 ACRE EACH.	
7. AMOUNT OF LAND AFFECTED: Initially _____ acres Ultimately _____ acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: Marjorie Sawyer	Date: 07/01/02
Signature: MARJORIE SAWYER	

RECEIVED
TOWN OF NEW WINDSOR

JUL 23 2002

ENGINEER & PLANNING

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

1

02-21

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? <input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, coordinate the review process and use the FULL EAF.
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? <input type="checkbox"/> Yes <input type="checkbox"/> No	If No, a negative declaration may be superseded by another involved agency.
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible) C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly: C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly: C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly: 	
D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration. <input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:	
<div style="border: 1px solid black; padding: 5px; display: inline-block; transform: rotate(-5deg);">RECEIVED TOWN OF NEW WINDSOR JUL 15 1997 ENGINEER & PLANNING</div>	
<div style="display: flex; justify-content: space-between;"><div>_____ Name of Lead Agency</div><div>_____</div></div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"><div>_____ Print or Type Name of Responsible Officer in Lead Agency</div><div>_____ Title of Responsible Officer</div></div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"><div>_____ Signature of Responsible Officer in Lead Agency</div><div>_____ Signature of Preparer (If different from responsible officer)</div></div> <div style="text-align: center; margin-top: 10px;">_____ Date</div>	